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# Sussex County Planning & Zoning Commission

## REVISED AGENDA

SEPTEMBER 12, 2013

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – August 22, 2013

### Old Business

#### **Conditional Use #1965 Southern Delaware Botanic Gardens, Inc.**

**RS**

Application of **SOUTHERN DELAWARE BOTANIC GARDENS, INC.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for botanic gardens and related visitor center, conservatory, theater, nature center and parking, to be located on a certain parcel of land lying and being Dagsboro Hundred, Sussex County, containing 36.99 acres, more or less, lying south of Piney Neck Road (Road 336) 0.5 mile west of Bunting Road (Road 335) (Tax Map I.D. 2-33-6.00-116.10).

#### **Conditional Use #1967 Tidewater Environmental Services, Inc.**

**MJ**

Application of **TIDEWATER ENVIRONMENTAL SERVICES, INC.** to consider the Conditional Use of land in an MR Medium Density Residential District for a wastewater Treatment plant to treat offsite waste, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 10.26 acres, more or less, lying south of Road 283 (Cedar Grove Road) and east of Road 277 (Robinsonville Road) (Tax Map I.D. # 3-34-11.00-83.00 and 83.04).



## **Public Hearings**

### **Conditional Use #1968 Ray Baker**

Application of **RAY BAKER** to consider the Conditional Use of land in a AR-1 Agricultural Residential District for a micro-distillery, to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 4.06 acres, more or less, lying at the intersection northwest of Road 506 (Shockley Road) and northeast of Road 505 (Rider Road) and 730 feet south of Route 24 (Sharptown Road) (Tax Map I.D. 5-32-1.00-6.00).

### **Change of Zone #1733 Rehoboth Appraisal Group, LLC d/b/a First State Appraisal, Inc.** **MJ**

Application of **REHOBOTH APPRAISAL GROUP, LLC D/B/A FIRST STATE APPRAISAL, INC.** to amend the Comprehensive Zoning Map from GR General Residential District to B-1 Neighborhood Business District, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.29 acres, more or less, lying northwest intersection of Hebron Street (Road 273) and Burton Avenue in West Rehoboth and being lots 2 and 3 (Tax Map I.D. 3-34-13.19-2.00).

### **Change of Zone #1734 American Legion Post #28** **MJ**

Application of **AMERICAN LEGION POST #28** to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 9.33 acres, more or less, lying southwest corner of the intersection of Route 24 (John J. Williams Highway) and Road 298 (Legion Road) (Tax Map I.D. 2-34-29.00-263.00).

### **Change of Zone #1735 Holt's Dispensary, Inc.** **RS**

Application of **Holt's Dispensary, Inc.** to amend the Comprehensive Zoning Map from AR-1 Agricultural Residential District and a C-1 General Commercial District to a CR-1 Commercial Residential District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.47 acres, more or less, lying north of Route 26 (Atlantic Avenue) 200 feet west of Route 17 (Roxana Road) (Tax Map I.D. 1-34-11.00 178.00).

### **Subdivision #2013-5 Gulfstream Glen Cove, LLC** **RS**

Application of **Gulfstream Glen Cove, LLC** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 8.84 acres into 17 lots, (Cluster Development) and a waiver from the forested buffer requirements, located 500 feet west of the intersection of Road 352 (Windmill Drive) and Road 353 (Burbage Road) (Tax Map I.D. 1-34-12.00-374.01).

**REMOVE FROM AGENDA 8/28/13, WILL BE READVERTISED**

**Other Business**

|   |           |
|---|-----------|
| <b><u>P G S D, LLC</u></b><br>Preliminary Commercial Site Plan – Route 54 | <b>RS</b> |
| <b><u>Dutch Brothers</u></b><br>C/U #1915 Site Plan – Road 293            | <b>MJ</b> |
| <b><u>Kevin Betts</u></b><br>Lot on Carlisle Drive                        | <b>MJ</b> |
| <b><u>Monroe E. Brittingham</u></b><br>3 Lots & 50' Easement – Route 9    | <b>MJ</b> |
| <b><u>Bobby Niblett</u></b><br>Parcel & 50' Right of Way – Road 554       | <b>RW</b> |
| <b><u>Brian Papp</u></b><br>2 Lots on 50' Easement – Road 531             | <b>RW</b> |
| <b><u>Henry Seppi</u></b><br>3 Parcels & 50' Right of Way – Road 431      | <b>MR</b> |

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Planning & Zoning Commission meetings can be monitored on the internet at [www.sussexcountypde.gov](http://www.sussexcountypde.gov).

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 23, 2013, at 12:30 p.m., and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.**

**Agenda items listed may be considered out of sequence.**

**Revised: September 3, 2013 (to remove Subdivision #2013-5)**

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